

City of Fayetteville Staff Review Form

2022-0547

Legistar File ID

7/5/2022

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

6/17/2022

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2022-0023: Rezone (1140 N. COLLEGE AVE./PARTI INVESTMENTS, 407): Submitted by PARTI INVESTMENTS for property located at 1140 N. COLLEGE AVE. in WARD 2. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.60 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Current Budget

\$ -

Funds Obligated

\$ -

Current Balance

\$ -

Does item have a cost? No

Item Cost

\$ -

Budget Adjustment Attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20210527

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



MEETING OF JULY 5, 2022

TO: Mayor; Fayetteville City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Planner

DATE: June 17, 2022

SUBJECT: **RZN-2022-0023: Rezone (1140 N. COLLEGE AVE./PARTI INVESTMENTS, 407):** Submitted by PARTI INVESTMENTS for property located at 1140 N. COLLEGE AVE. in WARD 2. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.60 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is the site of the former Hi-Way Inn, located on the east side of College Avenue/71B between North Street and Sycamore Street. The property contains approximately 0.60 acres and is fully developed with a vacant motel facility and associated structures which, according to Washington County records, were built in 1950. In 2019, the Fayetteville Housing Authority rezoned the property from C-2, Thoroughfare-Commercial to CS, Community Services in order to use the site as housing for veterans.

Request: The request is to rezone the subject property from CS, Community Services to UT, Urban Thoroughfare. The applicant has stated that rezoning to UT would allow more uses by right, including Use Unit 14 – Hotel, motel, and amusement services, while aligning with the City's plans for the 71B corridor in the area north of North Street.

Public Comment: Staff received no public comment on this item.

Land Use Compatibility: Staff finds the proposed zoning to be compatible with surrounding land uses. College Avenue/71B has served as a primary commercial corridor in the City for several decades, and the UT, Urban Thoroughfare zoning district is intended to encourage a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. UT is one of the highest intensity zoning districts in the City, allowing for auto-oriented uses and building heights of up to seven stories. However, the form-based nature of the zoning district and its heightened architectural standards are consistent with the site's current zoning designation of CS, Community Services and the City's long-term goals for the 71B corridor. Rezoning to UT would have the added benefit of allowing Use Unit 14 – Hotel,

motel, and amusement services by right, which is what the site is currently designed to accommodate.

Land Use Plan Analysis: Staff finds the request to be consistent with the City's adopted land use policies, City Plan 2040, and the 71B Corridor Plan. This area has long been indicated on the City's land use plans to remain an intense commercial corridor, and over the last decade, the City's land use policies have been updated to encourage mixed-use and form-based zoning. While CS, Community Services allows for redevelopment of the property in a pedestrian-oriented pattern that is consistent with adopted land use policies, a rezoning to UT would allow for greater uses and densities that are more consistent with the existing motel facility and the City's long-term goals for the 71B corridor.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 8 for this site. The following elements of the matrix contribute to the score:

- 4 Minute Fire Response (Station #1, 303 W. Center Street)
- Near Sewer Main (N. College Avenue)
- Near Water Main (N. College Avenue)
- Near City Park (Gregory Park)
- Near Paved Trail (Woolsey Avenue/Gregory Park)
- Near ORT Bus Stop (Route 10)
- Appropriate Future Land Use (City Neighborhood Area)
- Near 71B Corridor

DISCUSSION:

At the June 14, 2022 Planning Commission meeting, a vote of 7-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Winston made the motion and Commissioner McGetrick seconded. Commissioners offered little comment, finding the request to compliment the City's plans for the 71B Corridor. No public comment was offered at the meeting.

BUDGET/STAFF IMPACT:

N/A

Attachments:

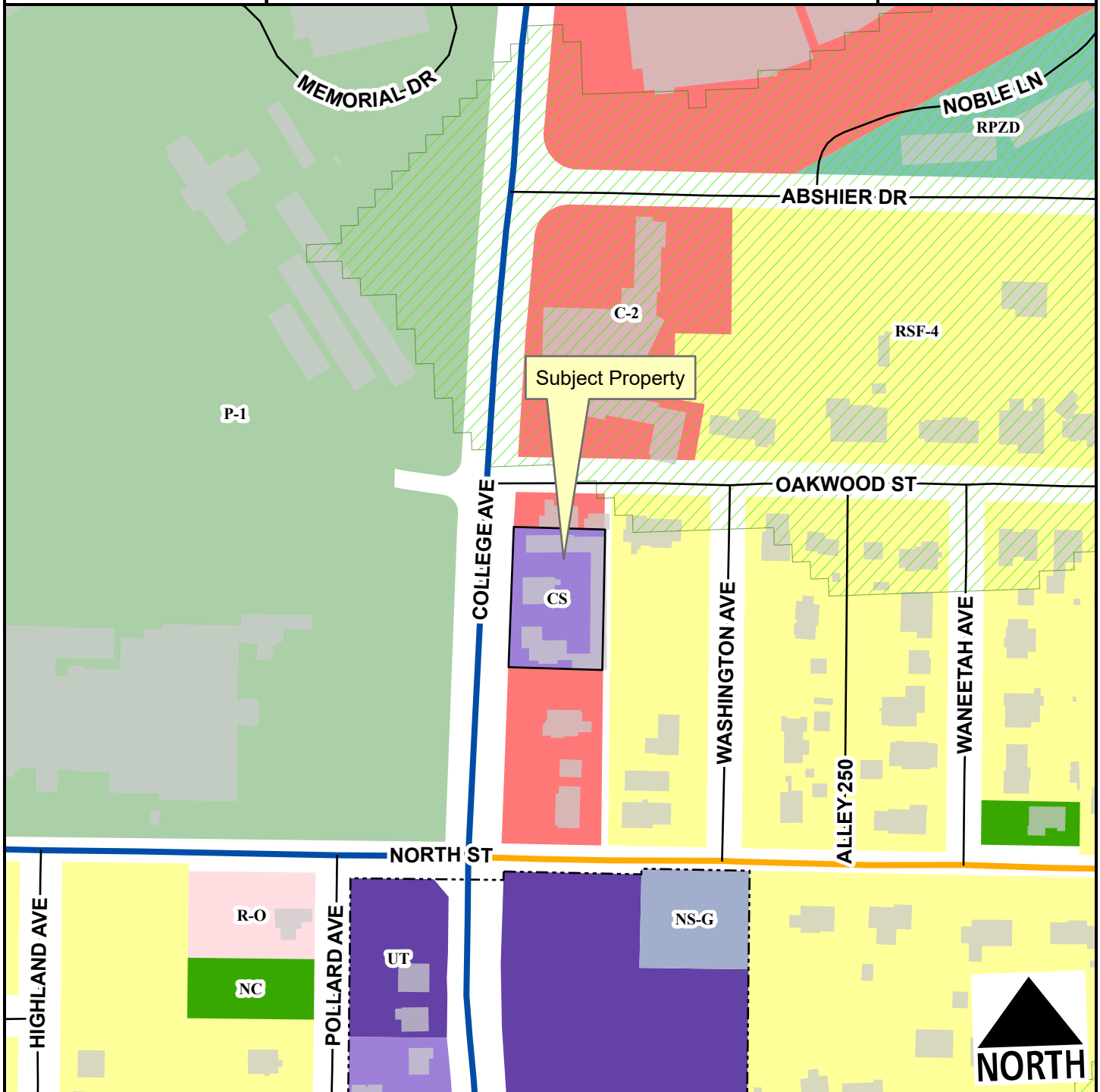
- Exhibit A
- Exhibit B
- Planning Commission Staff Report

RZN-2022-0023

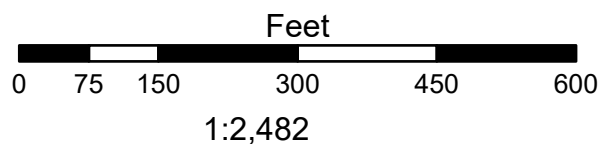
1140 N COLLEGE AVE

RZN-2022-0023
EXHIBIT 'A'

Close Up View



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- ▨ Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area
- Fayetteville City Limits

Zoning Acres

UT 0.60

Total 0.60

RZN-2022-0023
EXHIBIT 'B'

REZONE DESCRIPTION:

Lots 6, 7, 8 and 9, Block 1, Wahneetah Heights Addition to the City of Fayetteville, Arkansas, per plat of said Addition on file in the Office of the Circuit Clerk and Ex-Officio Recorder, Washington County, Arkansas.

Subject to easements, rights-of-way, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Planner

MEETING DATE: June 13, 2022 (Updated with results from PC hearing)

SUBJECT: **RZN-2022-0023: Rezone (1140 N. COLLEGE AVE./PARTI INVESTMENTS, 407):** Submitted by PARTI INVESTMENTS for property located 1140 N. COLLEGE AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.60 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

RECOMMENDATION:

Staff recommends forwarding **RZN-2022-0023** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2022-0023** to City Council with a recommendation of approval."*

BACKGROUND:

The subject property is the site of the former Hi-Way Inn, located on the east side of College Avenue/71B between North Street and Sycamore Street. The property contains approximately 0.60 acres and is fully developed with a vacant motel facility and associated structures which, according to Washington County records, were built in 1950. In 2019, the Fayetteville Housing Authority rezoned the property from C-2, Thoroughfare-Commercial to CS, Community Services in order to use the site as residential housing for veterans. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Professional Offices	C-2, Thoroughfare Commercial
South	Professional Offices	C-2, Thoroughfare Commercial
East	Undeveloped	RSF-4, Residential Single-Family, 4 Units per Acre
West	UAMS Northwest/VA Hospital	P-1, Institutional

Request: The request is to rezone the subject property from CS, Community Services to UT, Urban Thoroughfare. The applicant has stated that rezoning to UT would allow more uses by right, including Use Unit 14 – Hotel, motel, and amusement services, while aligning with the City's plans for the 71B corridor in the area north of North Street.

Public Comment: Staff has not received any public comment on this item.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW

- Streets:** The subject property has frontage along the east side of N. College Avenue. College Avenue is a fully improved Regional Link – High Activity street with asphalt paving, curb and gutter, and sidewalk. Any street improvements required in this area would be determined at the time of development proposal.
- Water:** Public water is available to the subject property. Existing two-inch and eight-inch water mains are present in the center of College Avenue.
- Sewer:** Sanitary sewer is available to the subject property. An existing six-inch sewer main is present along the east side of College Avenue.
- Fire:** Station 1, located at 303 W. Center Street, protects this site. The property is located approximately 1.4 miles from the fire station with an anticipated drive time of approximately five minutes using existing streets. The anticipated response time would be approximately 7.2 minutes. Fire Department response time is calculated based on the drive time plus one minute for dispatch and 1.2 minutes for turn-out time. Within the city limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck.
- Police:** The Police Department did not comment on this request.
- Drainage:** Any additional improvements or requirements for drainage will be determined at time of development. There are no hydric soils or protected streams on the site, nor is any portion of the site located within a FEMA floodplain or within the Hillside-Hilltop Overlay District.

Tree Preservation:

The proposed zoning district of UT, Urban Thoroughfare requires **15% minimum canopy preservation**. The current zoning district of CS, Community Services, requires **20% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **City Neighborhood Area**. The property is also located within the **71B Corridor Plan Area**.

City Neighborhood Areas are more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single-family to multi-family. Non-residential and commercial uses are primarily located at street intersections and along major corridors. Ideally, commercial uses would have a residential component and vary in size, variety and intensity. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Building setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

The **71B Corridor Plan** is an ongoing project that launched in 2018. A critical goal of the plan is to develop strategies to improve the corridor's economic vitality, address congestion issues, increase affordable housing, make it safe for all modes of travel, encourage active and healthy

living, and create an attractive “front door” to Fayetteville’s downtown and adjacent neighborhoods.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040’s Infill Matrix indicates a score of **8** for this site with a weighted score of **8**. The following elements of the matrix contribute to the score:

- 4 Minute Fire Response (Station #1, 303 W. Center Street)
- Near Sewer Main (N. College Avenue)
- Near Water Main (N. College Avenue)
- Near City Park (Gregory Park)
- Near Paved Trail (Woolsey Avenue/Gregory Park)
- Near ORT Bus Stop (Route 10)
- Appropriate Future Land Use (City Neighborhood Area)
- Near 71B Corridor

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** Staff finds the proposed zoning to be compatible with surrounding land uses. College Avenue/71B has served as a primary commercial corridor in the City for several decades, and the UT, Urban Thoroughfare zoning district is intended to encourage a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. UT is one of the highest intensity zoning districts in the City, allowing for auto-oriented uses and building heights of up to seven stories. However, the form-based nature of the zoning district and its heightened architectural standards are consistent with the site’s current zoning designation of CS, Community Services and the City’s long-term goals for the 71B corridor. Rezoning to UT would have the added benefit of allowing Use Unit 14 – Hotel, motel, and amusement services by right, which is what the site is currently designed to accommodate.

Land Use Plan Analysis: Staff finds the request to be consistent with the City’s adopted land use policies, City Plan 2040, and the 71B Corridor Plan. This area has long been indicated on the City’s land use plans to remain an intense commercial corridor, and over the last decade, the City’s land use policies have been updated to encourage mixed use and form-based zoning. While CS, Community Services allows for redevelopment of the property in a pedestrian-oriented pattern that is consistent with adopted land use policies, a rezoning to UT would allow for greater uses and densities that are more consistent with the existing motel facility and the City’s long-term goals for the 71B corridor.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Rezoning the subject property from CS to UT is justified to help bring the site into alignment with its Future Land Use Map designation as a City

Neighborhood Area along the 71B corridor. The proposed rezoning would facilitate the reuse and redevelopment of the property in a mixed-use, pedestrian-oriented pattern. While CS zoning allowed the site to be utilized for veteran housing, it does not permit, by right, the historic use of the site as a motel. Staff finds that a rezoning to UT is justified in this instance since the site is located along a major thoroughfare, and the proposed zoning is better aligned with the historic, and anticipated, use of the site.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: Staff finds that the proposed zoning is not likely to create or appreciably increase traffic danger or congestion. The site has direct access to College Avenue, a Regional Link – High Activity street, and any substantial redevelopment would require bringing access and parking into compliance with the City’s current standards.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: Rezoning the property to UT has the potential to increase the population density over the current CS zoning since it is slightly more permissive in terms of building height. However, given the availability of water and sewer infrastructure, and planned improvement to the 71B corridor, staff does not find that a rezoning would increase the density to an undesirable degree. The Fayetteville School District did not comment on this request.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
 - a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Staff recommends forwarding RZN-2022-0023 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>June 13, 2022</u>	<input type="checkbox"/> Tabled	<input checked="" type="checkbox"/> Forwarded	<input type="checkbox"/> Denied		
Motion: Winston	with a recommendation of approval.				
Second: McGetrick					
Vote: 7-0-0					

BUDGET/STAFF IMPACT:

None.

ATTACHMENTS:

- Unified Development Code:
 - §161.22 - Community Services
 - §161.24 - Urban Thoroughfare
- Applicant Request Letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

161.22 Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Dwelling	18 feet
All others	None

(2) *Lot Area Minimum.* None.

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories
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(G) *Minimum Buildable Street Frontage.* 50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6409 §1, 2-2-21; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6497, §1, 10-19-21)

Editor's note(s)—Ord. No. 6427, § 2, adopted April 20, 2021, "determines that this ordinance and all amendments to Code sections ordained or enacted by this ordinance shall automatically sunset, be repealed, terminated, and become void twenty (20) months after the passage and approval of this ordinance, unless prior to that date, the City Council amends this ordinance to repeal this sunset, repeal and termination section."

161.24 Urban Thoroughfare

(A) *Purpose.* The Urban Thoroughfare District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. Automobile-oriented development is prevalent within this district and a wide range of commercial uses is permitted. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor store
Unit 40	Sidewalk cafes
Unit 41	Accessory Dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family dwelling	18 feet
All other dwellings	None
Non-residential	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories/7 stories*
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* A building or a portion of a building that is located between 10 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or portion of a building that is located greater than 15 feet from the master street plan right-of-way shall have a maximum height of seven (7) stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent single family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800 , §1(Exh. A), 10-6-15; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §§5, 7, 8, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6223 , §1, 9-3-19; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6427 , § 2, adopted April 20, 2021, "determines that this ordinance and all amendments to Code sections ordained or enacted by this ordinance shall automatically sunset, be repealed, terminated, and become void twenty (20) months after the passage and approval of this ordinance, unless prior to that date, the City Council amends this ordinance to repeal this sunset, repeal and termination section."

Parti Investments

1424 S. Main St. #105
Little Rock, AR 72202
(501) 313-1030
Adam@amr-architects.com

May 04, 2022

Subject: Rezoning Application for 1140 N. College Ave.

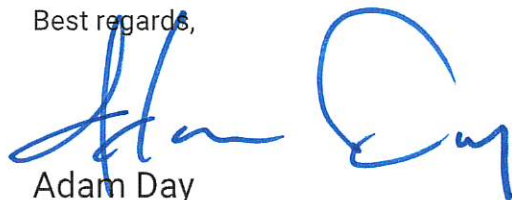
Dear Fayetteville Planning Department,

Parti Investments is a real estate development company that purchased the former HiWay Inn property at 1140 N College Ave. in December of 2021. In 2019 the previous owners, the Fayetteville Housing Authority (FHA), rezoned the property from C-2 - *Thoroughfare Commercial* to CS - *Commercial Services*. We are seeking to rezone the property from CS - *Commercial Services* to UT - *Urban Thoroughfare* to align with the city's 71B corridor masterplan for redevelopment.

Our redevelopment plans for the property are still a work in progress, however, we know the finished product will be mixed-use, engage the planned streetscape improvements along 71B corridor, and contain a small motel component the property is originally known for. In the current zoning, *Unit 14 - Hotel, motel, and amusement services*, is only allowed with Conditional Use. Changing the zoning to UT allows for more uses by right while aligning with the city's plans for the 71B corridor North of North St.

We are very excited about this property's redevelopment potential. If you have any questions on the above, please feel free to contact me (Adam Day, owner/developer) at 501-313-1030 or by e-mail Adam@amr-architects.com.

Best regards,



Adam Day

Manager, Parti Investments LLC

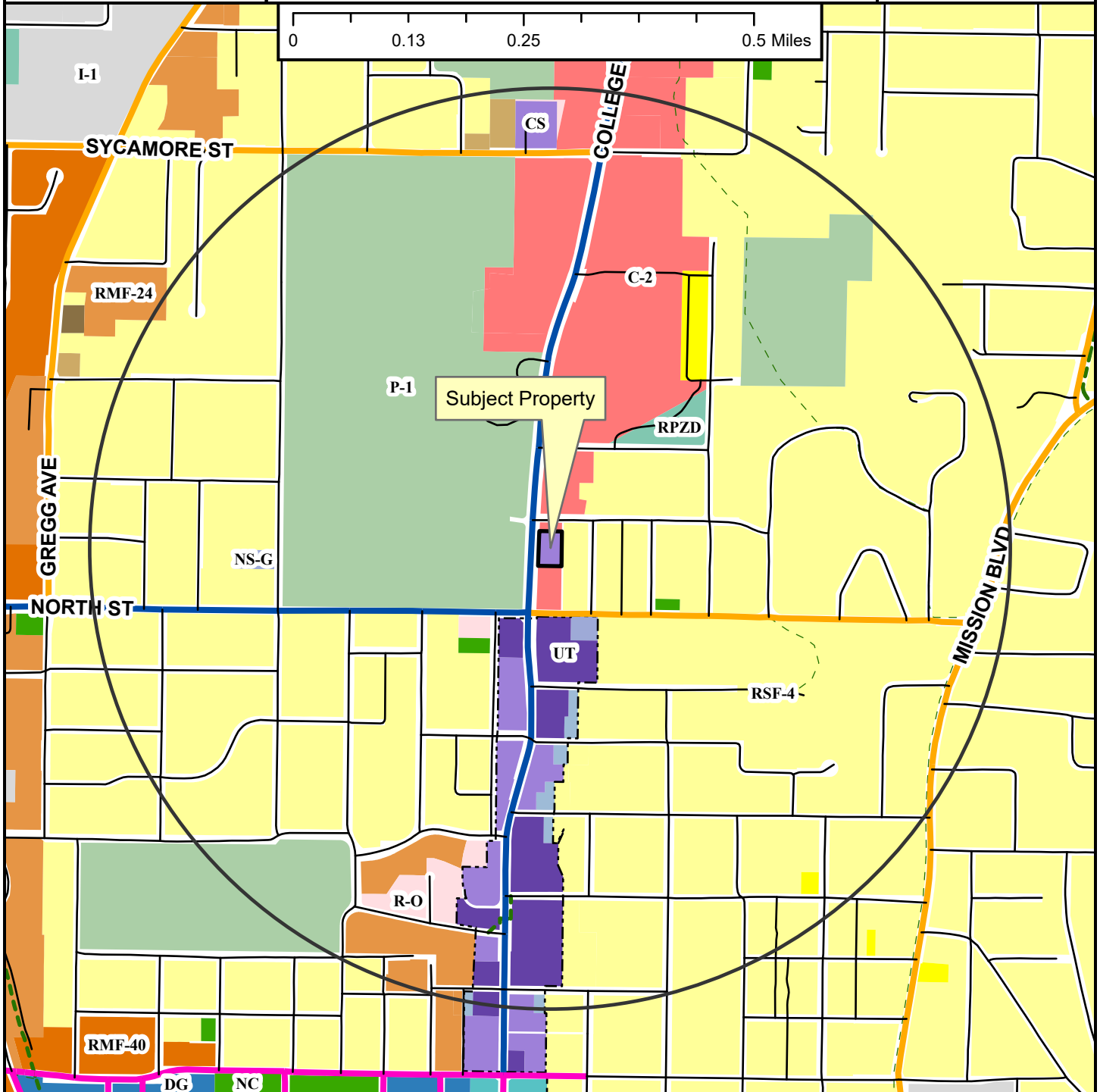
RZN-2022-0023

One Mile View

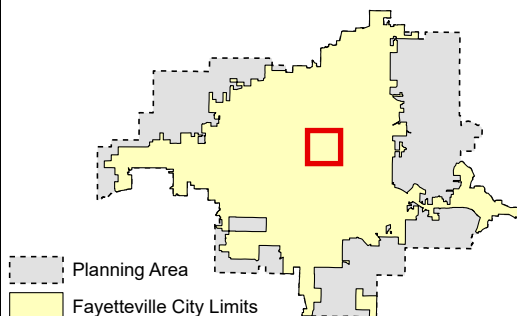
1140 N COLLEGE AVE



0 0.13 0.25 0.5 Miles



- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area

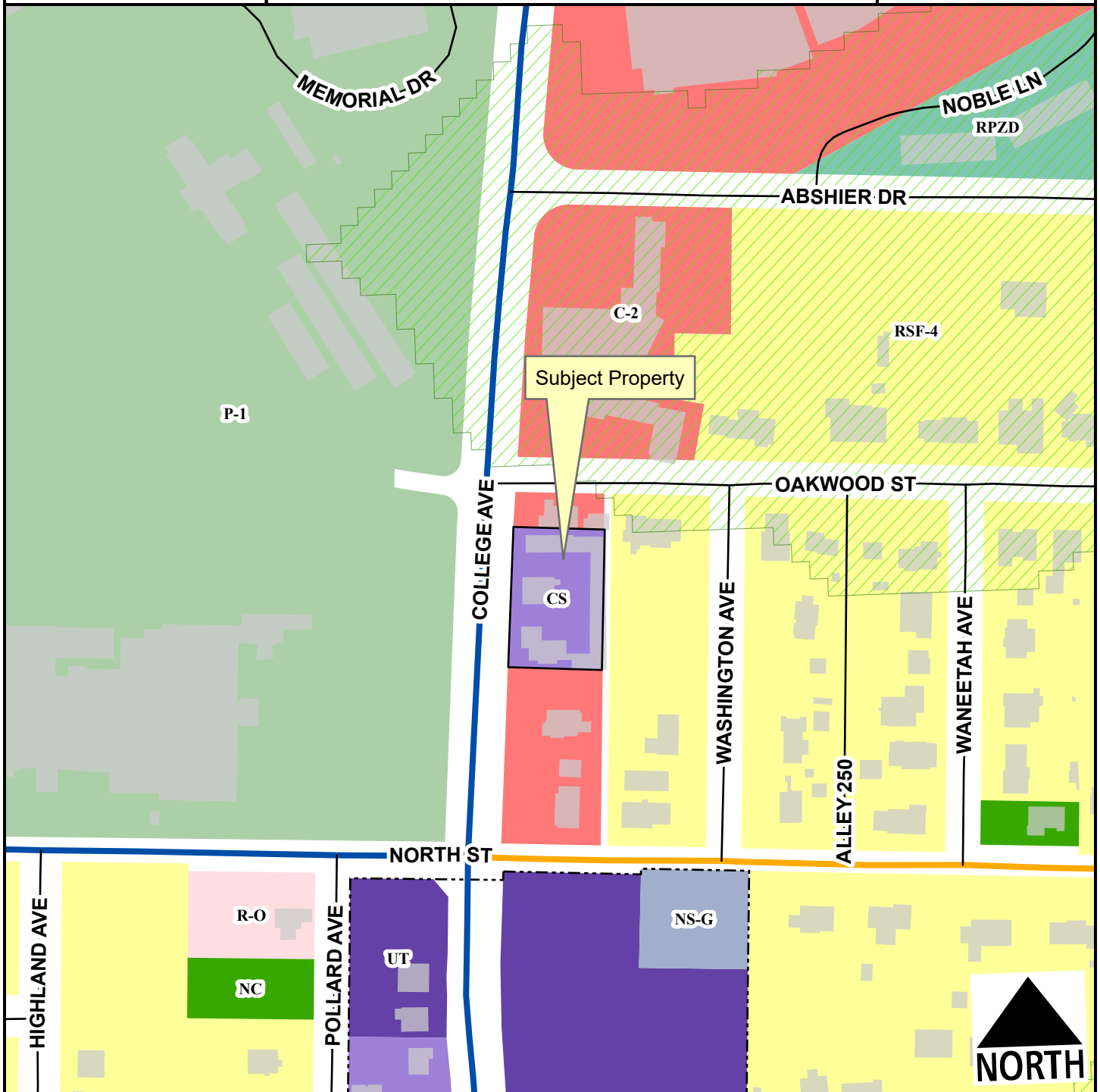


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
- NS-G
 - RI-U
 - RI-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
- RMF-6
 - RMF-12
 - RMF-13
 - RMF-24
 - RMF-40
- INDUSTRIAL**
- I-1 Heavy Commercial and Light Industrial
 - I-2 General Industrial
- EXTRACTION**
- E-1
- COMMERCIAL**
- Residential-Office
 - C-1
 - C-2
 - C-3
- FORM BASED DISTRICTS**
- Downtown Core
 - Urban Thoroughfare
 - Main Street Center
 - Downtown General
 - Community Services
 - Neighborhood Services
 - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
- Commercial, Industrial, Residential
 - INSTITUTIONAL
 - P-1

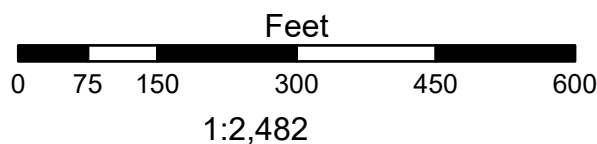
RZN-2022-0023

1140 N COLLEGE AVE

Close Up View



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area
- Fayetteville City Limits



<u>Zoning</u>	<u>Acres</u>
UT	0.60
Total	0.60

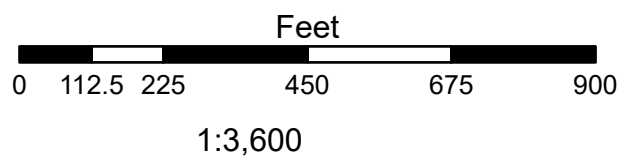
RZN-2022-0023

1140 N COLLEGE AVE

Current Land Use



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- Design Overlay District



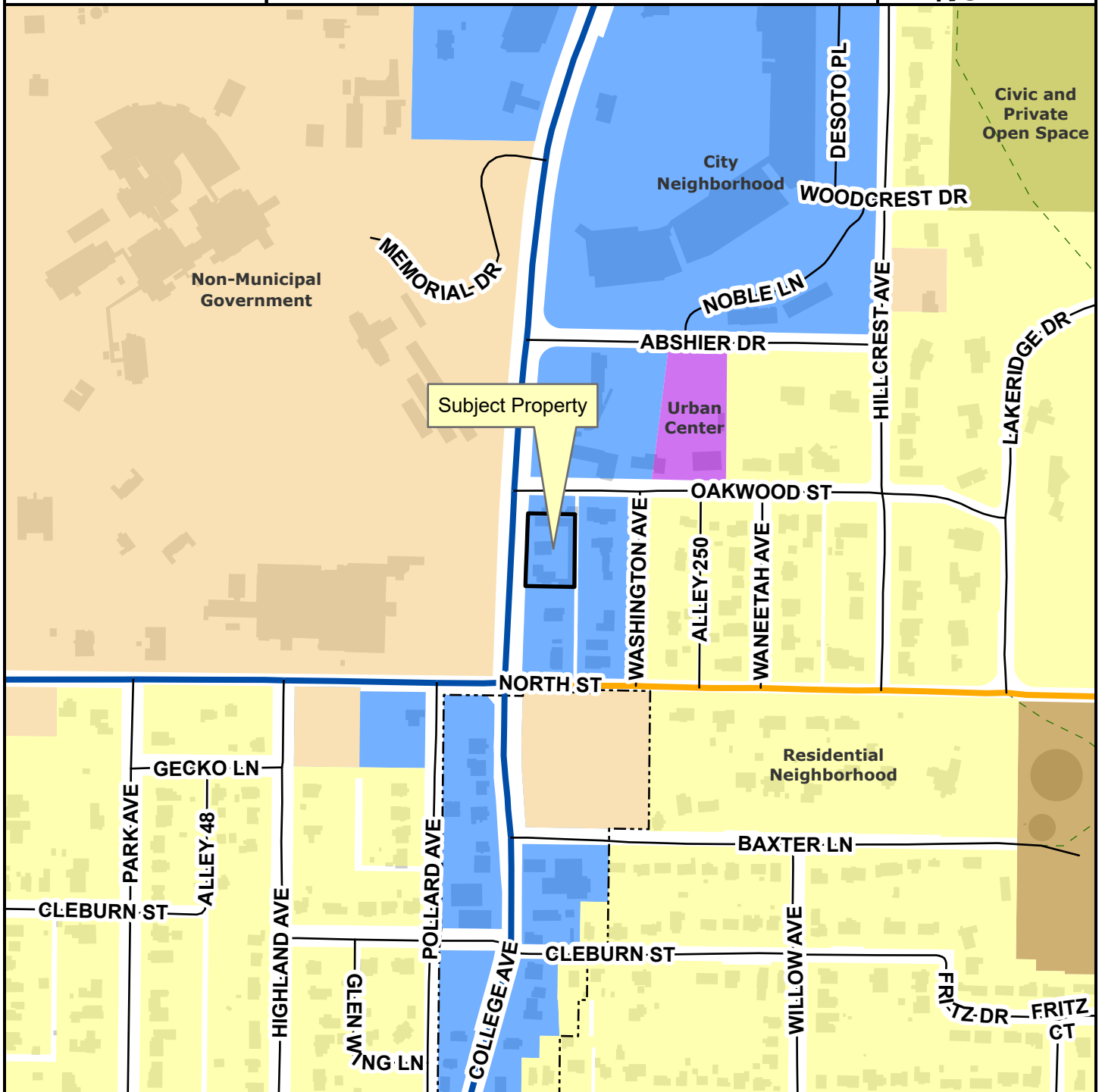
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

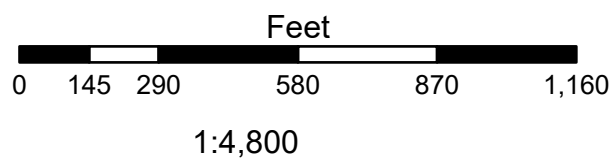
RZN-2022-0023

1140 N COLLEGE AVE

Future Land Use



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District



- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center